

QUITCLAIM DEED WITHOUT COVENANTNO TRANSFER
TAX PAID

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57-275

DAVID B. FERNALD JR. of WATERVILLE, COUNTY OF KENNEBEC, STATE OF MAINE and LORRIE J. FERNALD of FAIRFIELD, COUNTY OF SOMERSET, STATE OF MAINE for consideration paid, releases to DAVID B. FERNALD JR. of WATERVILLE, COUNTY OF KENNEBEC, STATE OF MAINE the land in WATERVILLE, COUNTY OF KENNEBEC and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land, together with the buildings thereon, situate in said Waterville, more particularly bounded and described in a deed from Beulah M. Fernald to David B. Fernald III, dated December 6, 1996 and recorded in the Kennebec County Registry of Deeds in Book 5280, Page 340, as follows, to wit:

"Situated on May Street in said Waterville, being lots number fourteen (14) and fifteen (15) on a plan of College Avenue Heights, made by Green and Wilson in August 1921, said plan being recorded in the Kennebec Registry of Deeds. Said lots have a frontage of one hundred (100) feet on May Street and are about one hundred twenty (120) feet deep. This conveyance is subject to the following restrictions, to wit: No building other than a private dwelling house for not over two family occupancy, together with private garage shall be erected upon said premises, and that no part of any building shall be placed nearer than twenty feet from the line of the street, provided, however, that steps, windows, porticoes and other projections thereto are to be allowed on said reserved space. Said dwelling house and garage shall cost not less than three thousand five hundred (\$3,500.00) dollars. The garage, unless built as part of the house, shall be set back at least sixty feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets."

Being the same premises conveyed to David B. Fernald Jr. and Lorrie J. Fernald by warranty deed from David B. Fernald III, dated September 22, 1997 and recorded in the Kennebec County Registry of Deeds in Book 5456, Page 47.

WITNESS our hands and seals on March 29, 1999.

Ruth E. Lemieux
WITNESS

David B. Fernald Jr.
DAVID B. FERNALD JR.

Martha C. Phillips
WITNESS

Lorrie J. Fernald
LORRIE J. FERNALD

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STATE OF MAINE
Kennebec, ss.

March 29, 1999

Then personally appeared the above named DAVID B. FERNALD, JR and
acknowledged the foregoing instrument to be his free act and deed.

Before me, Ruth E. Lemieux
Notary Public
RUTH E. LEMIEUX
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES AUGUST 18, 2000



STATE OF MAINE
Kennebec, ss.

March 31, 1999

Then personally appeared the above named LORRIE J. FERNALD and
acknowledged the foregoing instrument to be her free act and deed.

Before me, Martha A. Phillips
Notary Public
Martha A. Phillips
My Commission Expires 1/18/2002



RECEIVED KENNEBEC SS.

1999 APR -5 AM 10:39

ATTEST: Norma Ruth Mann
REGISTER OF DEEDS